

PLAT OF  
THIRD ADDITION TO MADRONA BEACH

SECTION 34, TWP 32N, RANGE 2 E., W.M.

CAMANO ISLAND, WASHINGTON

SCALE: 1" = 100'

DESCRIPTION

THE PLAT OF THIRD ADDITION TO MADRONA BEACH IS LOCATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 32 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 27, PLAT OF SECOND ADDITION TO MADRONA BEACH, AS PER PLAT RECORDED IN VOL. 3 OF PLATS, PAGE 59, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE N 15° 07' 06" E. ALONG THE EASTERLY BOUNDARY OF HIGHLAND DRIVE A DISTANCE OF 96.00 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE S 74° 52' 54" E. A DISTANCE OF 100.00 FEET; THENCE N 15° 07' 06" E. A DISTANCE OF 402.73 FEET; THENCE N 12° 33' 06" E. A DISTANCE OF 81.33 FEET; THENCE S 77° 26' 54" E. A DISTANCE OF 100.00 FEET; THENCE N 12° 33' 06" E. A DISTANCE OF 120.00 FEET; THENCE N 77° 26' 54" W. A DISTANCE OF 100.00 FEET; THENCE N 12° 33' 06" E. A DISTANCE OF 63.10 FEET; THENCE N 77° 26' 54" W. A DISTANCE OF 100.00 FEET TO THE SAID EASTERLY BOUNDARY OF HIGHLAND DRIVE; THENCE N 12° 33' 06" E. ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 316.65 FEET TO THE BEGINNING OF A CURVE TO THE SOUTHEAST HAVING A RADIUS OF 400.00 FEET; THENCE ALONG SAID CURVE THRU A CENTRAL ANGLE OF 100° 53' 42" A DISTANCE OF 70.44 FEET; THENCE S 88° 20' 41" E. A DISTANCE OF 216.35 FEET; THENCE S 12° 33' 06" W. A DISTANCE OF 79.96 FEET TO THE BEGINNING OF A CURVE TO THE NORTHEAST HAVING A RADIUS OF 2500 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78° 51' 09" A DISTANCE OF 33.53 FEET; THENCE N 89° 24' 15" E. A DISTANCE OF 82.86 FEET; THENCE S 12° 33' 06" W. A DISTANCE OF 553.75 FEET; THENCE S 15° 07' 06" W. A DISTANCE OF 328.26 FEET; THENCE S 83° 26' 06" W. A DISTANCE OF 70.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET; THENCE ALONG SAID CURVE THRU A CENTRAL ANGLE OF 111° 41' 00" A DISTANCE OF 48.73 FEET; THENCE S 15° 07' 06" W. A DISTANCE OF 101.41 FEET; THENCE S 83° 26' 06" W. A DISTANCE OF 43.24 FEET; THENCE N 74° 52' 54" W. A DISTANCE OF 194.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE THRU A CENTRAL ANGLE OF 90° 00' A DISTANCE OF 39.27 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF HIGHLAND DRIVE; THENCE N 15° 07' 06" E. ALONG SAID BOUNDARY A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, ALLEYS, PLACES, ETC. SHOWN HEREON. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED.  
ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE FOLLOWING RESTRICTIONS:  
NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, TRACT OR PARCEL OF THIS PLAT CLOSER THAN 20 FEET TO THE MARGIN OF ANY STREET OR ROAD. NO LOT TRACT OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD OR RE-SOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 7200 SQUARE FEET OR LESS THAN 60 FEET IN WIDTH AT THE BUILDING LINE. CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK. IN WITNESS WHEREOF, THIS DEDICATION IS EXECUTED ON THIS 26 DAY OF MAY AD 1967

Henry Sandberg Albert Sandberg  
HENRY SANDBERG ALBERT SANDBERG  
Clinton D. Parker Frederick Parker  
CLINTON D. PARKER FREDERICK PARKER

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss.  
COUNTY OF ISLAND }  
THIS IS TO CERTIFY THAT ON THE 26 <sup>TH</sup> DAY OF MAY AD 1967 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SHOWN PERSONALLY APPEARED HENRY SANDBERG AND ALBERTA SANDBERG, HIS WIFE, CLINTON D. PARKER AND FREDERICK PARKER, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED THEREIN.

Harold P. Rader  
Notary Public in and for the State of Washington  
RESIDING AT BURLINGTON

PLAT OF

THIRD ADDITION TO MADRONA BEACH

SECTION 34, TWP 32N, RANGE 2 E., W.M.

CAMANO ISLAND, WASHINGTON

SCALE: 1" = 100'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF THIRD ADDITION TO MADRONA BEACH IS BASED UPON AN ACTUAL SURVEY OF SECTION 34, TOWNSHIP 32 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THE MOVEMENTS HAVE BEEN SET AND ALL LOT AND BLOCK CORNERS HAVE BEEN STAKED ON THE GROUND, THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN COMPLIED WITH.

Harold P. Rader  
HAROLD P. RADER  
Professional Engineer and Land Surveyor

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 19TH DAY OF JUNE AD 1967

E. E. Quintero  
E. E. Quintero

Board of County Commissioners

ATTEST:  
John A. Lund  
John A. Lund  
Approved by me this 19TH DAY OF JUNE AD 1967  
John A. Lund  
County Engineer

APPROVED BY THE ISLAND COUNTY PLANNING COMMISSION THIS 19TH DAY OF JUNE AD 1967  
Archie C. Johnston  
Island County Planning Director

TREASURERS CERTIFICATE

I, HARRY A. LANG, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY HEREBY PLATTED ARE FULLY PAID TO AND INCLUDING THE YEAR 1967.

Harry A. Lang  
Harry A. Lang  
Island County Treasurer  
by John A. Lund Deputy

CERTIFICATE OF TITLE

RECORDED June 19TH 1967 FILE NO. 197946 VOL. 161  
Page 135 135E, ISLAND COUNTY, WASHINGTON.

RECORDED

FILED FOR THE RECORD AT THE REQUEST OF Henry Sandberg  
ON June 19TH AD 1967 AT 9 O'CLOCK, AND RECORDED IN VOLUME 9 OF PLATS, AT PAGE 39, RECORDS OF ISLAND COUNTY, WASHINGTON.  
Archie C. Johnston  
County Auditor

RESTRICTIONS

FOR RESTRICTIONS SEE RESTRICTIVE COVENANTS FILED IN THE ISLAND COUNTY AUDITORS OFFICE, VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

